



Downtown Hartford Retail Real Estate Survey

Update January 15, 2010

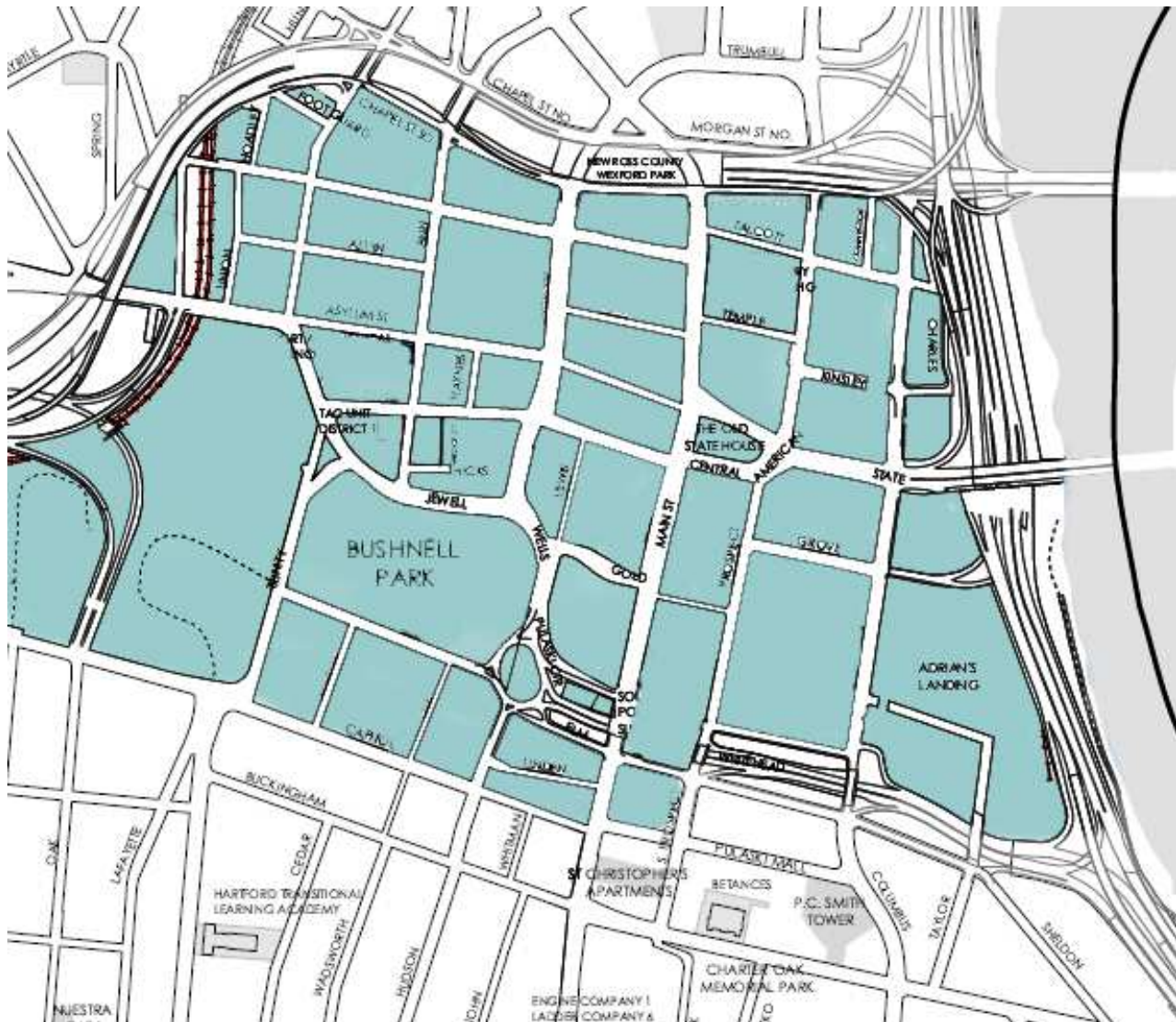
Prepared by:

**City of Hartford
Department of Development Services
Economic Development Division**

Introduction

The following information has been compiled as means of understanding the current state of the downtown, retail market. A comprehensive report was issued on July of 2009 this is an update to that initial report.

Survey Area



Downtown Hartford RE Survey

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	Vacated Space Since July 09	Address	SQFT	Business Type
1	Melao Night Club	86 Arch St	2,542	Bar / Café
2	Alpha Graphic	99 Pratt Street	1,500	Professional Services
3	Emperor at the Linden	10 Capitol Ave	3,391	Restaurant
4	Tanuki Japanese Noodle Kitchen	80 Pratt St	1,300	Restaurant
5	Dulce Restaurant & Lounge	100 Trumbull st	4,000	Restaurant
6	Fiona Stone Boutique	73 Pratt St	1,200	Retail
7	Alchemy Studio Salon	100 Trumbull st	1,000	Professional Services
8	H-L Unlimited	65 Pratt St	2,000	Retail
9	Christian's Jewelry	960 Main St	400	Retail
10	Niro	241 Asylum	1,200	Retail
11	McDonalds	151 Asylum	5,000	Restaurant
Total			23,533	

	Occupied Space Since July 2009	Address	SQFT	Business Type
1	Kety Grocery	423 Main	2,000	Food Retail
2	Vice Versa Vintage	423 Main	1,200	Retail
3	Pole Control Studio	75 Pratt St	2,200	Professional Services
4	Moes' Southwest Grill	30 State House Sq	200	Restaurant
Total			5,600	

Change	(17,933)
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Summary	Jul-09	Jan-10	Change
Inventory	511,439	511,439	-
Occupancy	308,087	290,154	(17,933)
Vacant Space	203,352	221,285	17,933
Vacancy Rate	40%	43%	

Sources: Assessor Division, property owners, real estate brokers, tenants and observations by Economic Development Division staff